

SIGNED.



1 **TIFFANY & BOSCO**
2 P.A.
3 **2525 EAST CAMELBACK ROAD**
4 **SUITE 300**
5 **PHOENIX, ARIZONA 85016**
6 **TELEPHONE: (602) 255-6000**
7 **FACSIMILE: (602) 255-0192**

Dated: December 15, 2010

James M. Marlar
JAMES M. MARLAR
Chief Bankruptcy Judge

6 Mark S. Bosco
7 State Bar No. 010167
Leonard J. McDonald
8 State Bar No. 014228
Attorneys for Movant

9 10-14434

10 **IN THE UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF ARIZONA**

12 IN RE:

13 No. 4:10-bk-36269-JMM

14 Gail Ruth Michaels
15 Debtor.

Chapter 7

16 Wells Fargo Bank, N.A.
17 Movant,

ORDER

vs.

(Related to Docket #9)

18 Gail Ruth Michaels, Debtor, Beth Lang, Trustee.

19 Respondents.

21 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
22 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
23 and no objection having been received, and good cause appearing therefore,

24 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated August 19, 2005 and recorded in the office of the
3 Pima County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Gail Ruth
4 Michaels has an interest in, further described as:

5 Lot 96, of PRESIDIO DE LAS ESTRELLAS, according to Book 57, page 85, records of Pima
6 County, Arizona

7 **IT IS FURTHER ORDERED** that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 **IT IS FURTHER ORDERED** that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.